

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Assistant Planner
DATE: December 21, 2011

SUBJECT: **SITE PLAN REVIEW NO. 11-003/ VARIANCE NO. 11-004 (HOAG HEALTH CENTER EXPANSION)**

LOCATION: 19582 Beach Blvd., 92646 (east side of Beach Blvd., south of Yorktown Avenue – Hoag Health Center)

Applicant: Darci Hernandez, Boulder Associates, Inc., 15615 Alton parkway, Suite No. 270, Irvine, CA 92618

Property Owner: Hoag Memorial Hospital Presbyterian, c/o Rosie Adams, 500 Superior Avenue, Suite No. 300, Newport Beach, CA 92618

Request: **SPR:** To permit the phased construction of an approximately 52,775 sq. ft. three-story addition to an existing 52,177 sq. ft. medical office building; a three-story, approximately 486-space parking structure; and associated site improvements including perimeter and interior landscaping, public open space, and the reconfiguration of the surface parking lot and onsite vehicular circulation. The expanded services will include urgent care, pharmacy, rehab/therapy, imaging, café, wellness center for public education, medical oncology/infusion, and physician clinical space. The proposal also includes a request for a temporary parking reduction to accommodate for the phased construction of the project. **VAR:** To permit a proposed parking structure with a (a) 0 ft. southerly side yard setback in lieu of 5 ft., (b) 10 ft. easterly rear yard setback in lieu of 25 ft., and (c) the structure to be visually exposed to the street in lieu of the facade being hidden along the entire street frontage.

Environmental Status: This request is covered by Final Environmental Impact Report No. 08-008, subject to the adopted mitigation measures contained in the Final EIR No. 08-008.

Zone: SP - 14 (Beach and Edinger Corridors Specific Plan)

General Plan: M – SP – D (Mixed Use – Specific Plan - Design Overlay)

Existing Use: Medical Office Building

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR CEQA:

The proposed project is covered by Final Environmental Impact Report No. 08-008, which was certified by the City of Huntington Beach on December 9, 2009. The proposed renovation project is subject to compliance with the adopted mitigation measures contained in the Final Environmental Impact Report No. 08-008. Staff has reviewed the proposed project and environmental assessment for compliance and has determined the project is consistent with the adopted mitigation measures contained in the Final EIR.

SUGGESTED FINDINGS FOR APPROVAL – SITE PLAN REVIEW NO. 11-003:

1. The granting of the site plan review will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Mixed Use – Specific Plan Overlay – Design Overlay on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Circulation Element

Policy CE 2.3.3: Require, where appropriate, an irrevocable offer of mutual access across adjacent non-residential properties fronting arterial roadways and require use of shared driveway access.

Policy CE 5.1.2: Provide safe and convenient parking that has minimal impacts on the natural environment, the community image, or quality of life.

B. Urban Design Element

Goal UD 1: Enhance the visual image of the City of Huntington Beach.

Policy UD 1.3.: Require a consistent design theme and/or landscape design character along the community's corridors that reflects the unique qualities of each district. Ensure that streetscape standards for the major commercial corridors, the residential corridors, and primary and secondary image corridors provide each corridor with its own identity while promoting visual continuity throughout the City.

C. Economic Development Element

Policy ED 2.4.1: Encourage and assist existing and potential commercial owners to modernize and expand their commercial properties.

Goal ED 3: Enhance Huntington Beach's economic development potential through strategic land use planning and sound urban design practices.

D. Land Use Element

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Goal LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.

The project will provide shared driveway and reciprocal access with the adjacent commercial center to the south, which has been one of the City's goals since the

development of the subject site. Surface parking will be minimized due to the construction of the new parking structure. The unattractive aesthetic of the expansive parking lot will be eliminated because a minimum 30 ft. wide public open space area with landscaping and pedestrian furnishings will be created along the street frontage. On-site pedestrian and vehicular circulation will be improved.

The project incorporates architectural and design principles to provide a pedestrian-oriented scale and ensure maximum design compatibility with surrounding uses. The new structures will consist of high quality exterior materials, building articulation, contemporary and beach theme colors. The project complies with the development standards and design guidelines of the BECSP, with the exception of the proposed variances applicable to the parking structure. The addition is sited closer to the street with the public open space along the street frontage so as to promote a pedestrian oriented environment. The existing driveways will be utilized to accommodate the needs of existing customers with the anticipated closure of the southerly driveway and share driveway access with the adjacent shopping center.

2. Site Plan Review No. 11-003 for the phased construction of an approximately 52,775 sq. ft. three-story addition to an existing 52,177 sq. ft. medical office building; a three-story, approximately 486-space parking structure; and associated site improvements including perimeter and interior landscaping, public open space, and the reconfiguration of the surface parking lot and onsite vehicular circulation will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project site is not located adjacent to any sensitive land uses as it is surrounded by a park, pet cemetery, and commercial center. The site is located more than 150 feet away from residential uses and the project will involve an addition closer to the street and a parking structure. The variances for the reduced rear and side yard setbacks and the visual exposure of the parking structure will not impact surrounding uses. Pedestrians will be buffered by landscaping and enhanced public open space and accommodated with walkways throughout site. The proposed addition, with the recommended conditions of approval, incorporates architectural and design elements that promote pedestrian accessibility and future connection with the adjacent southerly commercial center. The project's streetscape to the Beach and Edinger Corridors Specific Plan (BECSP) is characterized by the replacement of the existing surface parking lot with a visually inviting, pedestrian oriented, public open space abutting the major arterial highway.
3. The project will not adversely affect the Circulation Plan of the BECSP. The site is currently accessible by two driveways without reciprocal connection to the adjacent southerly shopping center. As conditioned, the project will provide for the closure of the southerly driveway on the subject site and utilize the adjacent site's northerly driveway for joint and reciprocal vehicular access. The project will provide better vehicular and pedestrian circulation on the subject site and accessibility with the adjacent shopping center.
4. The proposed development will comply with the provisions of the BECSP development code, except for the requested variances, as specified in the Neighborhood Parkway Segment. In addition, the project meets all applicable provisions of Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The proposed project meets code requirements in terms of building height, massing and volume, landscaping, streetscapes, public open space, onsite parking and building placement. The variances for the reduced rear and side yard setbacks and the visual exposure of the parking structure will not impact surrounding uses. Pedestrians will be buffered by landscaping and enhanced public open

space and accommodated with walkways throughout site. The parking structure is located towards the rear of the property bordering the passive area of the adjacent park and the truck access drive aisle of the adjacent shopping center.

SUGGESTED FINDINGS FOR APPROVAL - VARIANCE NO. 11-004:

1. The granting of Variance No. 11-004 for (a) 0 ft. southerly side yard setback in lieu of 5 ft., (b) 10 ft. easterly rear yard setback in lieu of 25 ft., and (c) the structure to be visually exposed to the street in lieu of the facade being hidden along the entire street frontage will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification. The subject site is surrounded to the north by a pet cemetery, to the east by a park, and to the south by a commercial shopping center. The areas adjacent to the site are primarily passive open space, including landscaping and an approximately 35 ft. wide drive aisle. The setback deviations will provide for the location of the proposed parking structure towards the rear of the property, the future development of reciprocal access with the adjacent commercial center (to the south), and onsite parking above the minimum required. Other properties in the Neighborhood Parkway Segment of the Beach and Edinger Corridors Specific Plan are adjacent to existing residential and commercial uses. Because of the site's surroundings, potential impacts as a result of the reduced setbacks are not anticipated. Furthermore, the proposed public open space along the street frontage, including landscaping and decorative, pedestrian-scaled site furnishings will minimize the visual presence of a parking structure. Façade treatments similar to the design, materials, and colors of the medical office building are also incorporated on the exterior of the parking structure, reducing its bulk and massing. No special privilege is granted because the access from Beach Boulevard heading southbound consists of a left turn pocket that currently serves two driveways (one for the subject site and the other for the adjacent commercial center). By granting the variances, one of the driveways may be eliminated to provide for a shared entry and reciprocal access between the sites.
2. Because of special circumstances applicable to the subject property, including its location and surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. The special circumstances applicable to the property include its location in proximity to surrounding uses (pet cemetery and park). The site is deprived of utilizing the provision of offsite parking within 500 ft. as permitted in the Beach and Edinger Corridors Specific Plan because surrounding uses are passive or inconveniently accessible for parking. As a result, all parking will be provided onsite with a majority contained in the parking structure. Because the specific plan encourages buildings along the street frontage, the parking structure is proposed primarily at the rear of the property with façade treatments consistent with the office building. Additionally, the site is required to provide shared entry and reciprocal access with the adjacent shopping center, which further limits the location of the parking structure without impacting the onsite circulation, access, and continued operation (during construction) on the subject property.
3. The granting of the variances is necessary to preserve the enjoyment of one or more substantial property rights. The requested variances will promote better pedestrian and vehicular circulation with the adjacent commercial center. Shared entry and reciprocal access will be provided, as conditioned, with the proposed location of the parking structure. The site will meet its parking requirements and fire access lane widths, and continue to operate during construction.

4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification. The parking structure will replace the existing surface parking lot. It will be located adjacent to passive areas (park and drive aisle) and incorporate heavy landscape screening. No significant impacts related to traffic, noise, or safety, are anticipated as a result of the proposed location of the parking structure.
5. The granting of the variance will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M-sp-d (Mixed Use – specific plan overlay – design overlay) on the subject property, including the following objectives and policies:

A. Land Use Element

Policy LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.

Policy 11.1.4: Require the incorporation of adequate onsite open space and recreational facilities to serve the needs of the residents in mixed-use development projects.

Objective LU 15.5: Ensure that development achieves the visual and physical character intended for the district in which it is located.

B. Circulation Element

Policy 5.1.2: Provide safe and convenient parking that has minimal impacts on the natural environment, the community image, or quality of life.

The variances will allow the parking structure to be located toward the rear of the property and the open space area oriented toward the major arterial, providing screening and a visually attractive pedestrian environment. The proposed location of the parking structure will provide for the development of reciprocal vehicular and pedestrian access between the subject site and adjacent commercial center. Parking will be concentrated within the structure as opposed to surface parking lots. The variances are minimally invasive to adjacent passive areas such as the park and shopping center's drive aisle.

SUGGESTED CONDITIONS OF APPROVAL SITE PLAN REVIEW 11-003- /VARIANCE NO. 11-004:

1. The site plan (Option A1) dated November 23, 2011, floor plans and elevations received and dated October 20, 2011, shall be the conceptually approved design with the following modifications:
 - a. The parking structure shall be located between 0 feet to 18 inches from the southerly property line.
 - b. The south and east elevations of the parking structure shall incorporate architectural base treatments (ground floor) on the building exterior including a darker or contrasting color or wet grooved plaster, and integrate heavy landscaping such as green screens, a tree every 20 ft. along the property line, minimum 6 ft. high

screening of hedges, walls or fencing, and living groundcover or other pervious surfaces.

- c. The north and west facing elevations of the parking structure shall incorporate architectural base treatments on the building exterior including a change of material and/or color, horizontal architectural line or feature at or below the top of the first floor, and integrate pedestrian scale landscaping such as living groundcover or other pervious surfaces.
 - d. The entrances to the parking structure shall incorporate an architectural canopy or overhanging cap at the top of the opening utilizing materials from the primary building, and applying architectural framing to the opening or ornamental lighting.
 - e. All elevations of the addition proposed with a “sycamore tan” façade shall incorporate a darker/stronger color or change of material along the base at the pedestrian scale.
 - f. The west elevation of the addition (fronting Beach Boulevard) shall be modified to break up the vertical façade by incorporating horizontal design ornaments such as a projecting canopy or increased overhang at the ground floor, recessing or extending forward the curtain wall window, and providing pedestrian scale landscaping such as shrubs, lighting, and seating.
2. Prior to issuance of demolition permits, the following shall be completed:
- a. Detailed landscaping plans shall be submitted to include pedestrian zone parkway improvements such as lighting, benches, ornamental trash receptacles, other site furnishings, and moderate to heavy landscaping.
 - b. An interim parking management plan shall be submitted to the Planning Division for review and approval to assure adequate parking is available for employees, customers, and contractors during the project’s construction phases.
 - c. A detailed narrative or plan shall be submitted to the Planning Division explaining the sustainable or “green” building practices that will be incorporated into the project.
3. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties immediately adjacent to and across the street from the project site. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Division.
4. Prior to submittal for building permits, the following shall be completed:
- a. One set of project plans and one 8 ½ inch by 11 inch set of all colored renderings, elevations, and materials sample and color palette, revised pursuant to Suggested Condition of Approvals and Code Requirements, shall be submitted for review, and approval and inclusion in the entitlement file, to the Planning Division.

- b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - c. A reduced copy of the approved site plan and processing fee shall be submitted to the Planning Division for addressing of the new parking structure.
 - d. An "Acceptance of Conditions" form shall be properly executed by the developer and an authorized representative of the owner of the property, recorded with the County Recorder's Office, and returned to the Planning Division for inclusion in the entitlement file. Conditions of approval shall remain in effect in the recorded form in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
 - e. A detailed phasing plan/narrative shall be submitted to the Planning Division explaining the specific construction plan during each phase including the approximate time for completion, point of contact during construction, public accessible areas, areas under construction, etc. The phasing plan shall be reviewed and approved by the Departments of Fire, Planning & Building, and Public Works.
5. Prior to issuance of a grading permit, the following shall be completed:
- a. A Precise Grading Plan shall be submitted to the Public Works Department and shall include the following improvements on the plan:
 - i. The existing on-site 8-inch public water system and fire hydrants that serve the development shall be converted to a private fire line water system with private fire hydrants by the construction of a double check detector assembly between the existing 8-inch public waterline in Beach Boulevard and the private on-site fire line water system. The double check detector assembly shall be constructed per the City of Huntington Beach Standard Plan No. 618 and shall be sized to provide adequate fire flow protection for the private on-site fire hydrants. The double check detector assembly shall be located within the landscape planter area adjacent to Beach Boulevard and shall be screened from view by landscaping at a location approved by the Public Works Department. **(PW)**
 - b. The property owner shall request in writing for the Public Works Department to abandon the existing waterline easement, previously dedicated to the City of Huntington Beach that will no longer be needed. The property owner shall provide to the Public Works Department all necessary legal descriptions and exhibits to describe the water line easement to be vacated. **(PW)**
6. Prior to issuance of building permits, the following shall be completed:
- a. The Developer shall execute a Landscape Maintenance License Agreement, between the property owner and the City, to address the continuing maintenance and liability for all landscaping, irrigation, furniture and enhanced hardscape that is located within Public Right of Way. The agreement shall describe all aspects of maintenance such as enhanced sidewalk cleaning, trash cans, disposal of trash,

signs, tree or palm replacement and any other aspect of maintenance that is warranted by the development plan improvements proposed. The agreement shall state that the property ownership shall be responsible for all costs associated with maintenance, repair, replacement, liability and fees imposed by the County, City and Caltrans. Said agreement shall meet the City's criterion for format and content and be applicable to a Caltrans master agreement that will be set up between Caltrans and the City. **(PW)**

7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and issuance of a Certificate of Occupancy until the following has been completed:
 - a. The existing onsite waterline easement, addressed in Condition 5(b), shall be abandoned. **(PW)**
 - b. Caltrans encroachment permits for work within the Beach Boulevard right-of-way (for construction of sidewalks, driveways, drainage, water & sewer connections, etc.) shall be obtained by the applicant or contractor from Caltrans prior to start of work. A copy of each permit, traffic control plans and other permission granted by Caltrans shall be transmitted to City of Huntington Beach Public Works for approval. **(PW)**
 - c. All improvements are completed in accordance with approved plans, except as provided for by conditions of approval.
 - d. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to the Planning Division.
 - e. Compliance with all conditions of approval specified herein shall be verified by the Planning Division.
 - f. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - g. A Certificate of Occupancy must be approved and issued by the Planning and Building Department.
 - h. Planned Sign Program shall be submitted under separate application. The program shall be reviewed and approved prior to the issuance of a building permit for the first new sign.
8. The Development Services Departments (Planning & Building, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Director of Planning and Building's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Director of Planning and Building may be required pursuant to the provisions of HBZSO Section 241.18.

9. SPR No. 11-003 and VAR No. 11-004 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning & Building Department a minimum 30 days prior to the expiration date.
10. Sustainable or “green” building practices shall be incorporated into the design of the proposed structures and associated site improvements. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green’s Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).
11. Within 12 months from the date of approval of SPR No. 11-003 and VAR No. 11-004, the following shall be completed:
 - a. The subject property shall enter into an irrevocable reciprocal driveway access easement between the subject site and adjacent southerly property. The location and width of the accessway shall be reviewed and approved by the Planning Division and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal access. The legal instrument shall be submitted for review and approval by the Planning Division and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Division for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
 - b. If the adjacent southerly property owner does not agree to the terms and provisions of joint and reciprocal access, the site layout as depicted on site plans Option A2 (with 0 ft. parking garage side yard setback) dated November 23, 2011 or Option B (with 18 inch parking garage side yard setback) dated November 29, 2011, shall be completed. At that time, the subject property shall enter into an irrevocable offer for reciprocal access and shared entry between the subject site and adjacent southerly property. The legal instrument shall be submitted for review and approval by the Planning Division and the City Attorney as to form and content, and when approved, recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Division for inclusion in the entitlement file prior to final building permit approval.
 - c. In the event that the subject property and adjacent southerly property do not enter into an agreement for joint and reciprocal access, the Director of Planning and Building may extend the 12 month completion date.
12. Upon acceptance of the irrevocable offer for joint and reciprocal access by the adjacent southerly property owner at a future date, the subject property shall complete the improvements on the subject site as depicted on site plan Option A1.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.